



# STAFF REPORT

## CITY OF GREEN COVE SPRINGS, FLORIDA

**TO:** Planning & Zoning Commission **MEETING DATE:** February 28, 2023  
**FROM:** Michael Daniels, AICP, Planning & Zoning Director  
**SUBJECT:** Ordinance O-22-2022, regarding a City initiated Zoning Amendment from R-1 and Institutional to R-1A Single Family Residential for 184 residential parcels.

### BACKGROUND

Pursuant to Ordinance O-21-2022, to create a new Residential Zoning District (R-1A) within the City’s low density residential category that is consistent with the existing development pattern. Staff is proposing to administratively rezone certain residential areas of the City that are predominantly have minimum lot widths and lot areas that are not in compliance with the R-1 Zoning District. zoning requirements. The attached two maps show identified areas of the City that illustrates this inconsistency. That is the area along Pine Avenue between Governors Street and Martin Luther King Jr. Avenue and Cypress Avenue between Grove and Martin Luther King, and Martin Luther King and Forbes between Oakridge and the St Johns River.

The following table below compares the existing R-1 Zoning District with the proposed R-1A Zoning District. Each zoning district identifies the following requirements:

- Permitted Uses
- Special Exceptions
- Density Controls

Table 1: Permitted Use and Special Exceptions in the R-1 and R-1A Zoning Districts

	<b>R-1</b>	<b>R-1A</b>
<b>Permitted Uses</b>	Single-family detached dwellings;	Single-family detached dwellings;
	Golf courses and country clubs, with customary accessory uses;	Golf courses and country clubs, with customary accessory uses;
	Temporary buildings used for construction purposes, for a period not exceeding the duration of the building permit;	Temporary buildings used for construction purposes, for a period not exceeding the duration of the building permit;
	Customary accessory buildings and structures, including portable or temporary buildings, private garages and noncommercial greenhouses and workshops, provided they are located in the rear yard and are not closer than three feet to the rear property line,	Customary accessory buildings and structures, including portable or temporary buildings, private garages and noncommercial greenhouses and workshops, provided they are located in the rear yard and are not closer than three feet to the rear property line,

	and meet the side yard requirements of the district;	and meet the side yard requirements of the district;
	Portable storage units for onsite storage meeting the requirements and conditions referenced in section 117-794.	Portable storage units for onsite storage meeting the requirements and conditions referenced in section 117-794.
	<b>R-1</b>	<b>R-1A</b>
<b>Special Exceptions</b>	Home occupations.	Home occupations.
	Adult day care in compliance with requirements of the state, as per F.S. ch. 400, part V, as amended, and childcare, in compliance with the requirements of the state, as per F.S. § 402.302, as amended.	Adult day care in compliance with requirements of the state, as per F.S. ch. 400, part V, as amended, and childcare, in compliance with the requirements of the state, as per F.S. § 402.302, as amended.
	Churches with their attendant education and recreational buildings and off-street parking areas.	Churches with their attendant education and recreational buildings and off-street parking areas.
	Accessory buildings with heights in excess of 12 feet. The height of the accessory structure shall not exceed the height of the principal structure and must have architectural finishes compatible with the principal structure.	Accessory buildings with heights in excess of 12 feet. The height of the accessory structure shall not exceed the height of the principal structure and must have architectural finishes compatible with the principal structure.

The Density Controls identifies the minimum size, width, setbacks, height and lot coverage requirements. The table below shows the lot width and area for the R-1 and R-1A Zoning Districts.

Table 2: Lot Width Requirements in Residential and Neighborhood Commercial Zoning Districts

	<b><u>R-1</u></b>	<b><u>R-1A</u></b>
<b><u>LOT WIDTH</u></b> <b><u>(Minimum feet):</u></b>		
Single-family dwelling unit, detached	70	50
Single-family dwelling unit, attached		
Multi-family dwelling unit		
Mobile Home Park / Subdivision		
Nonresidential uses		

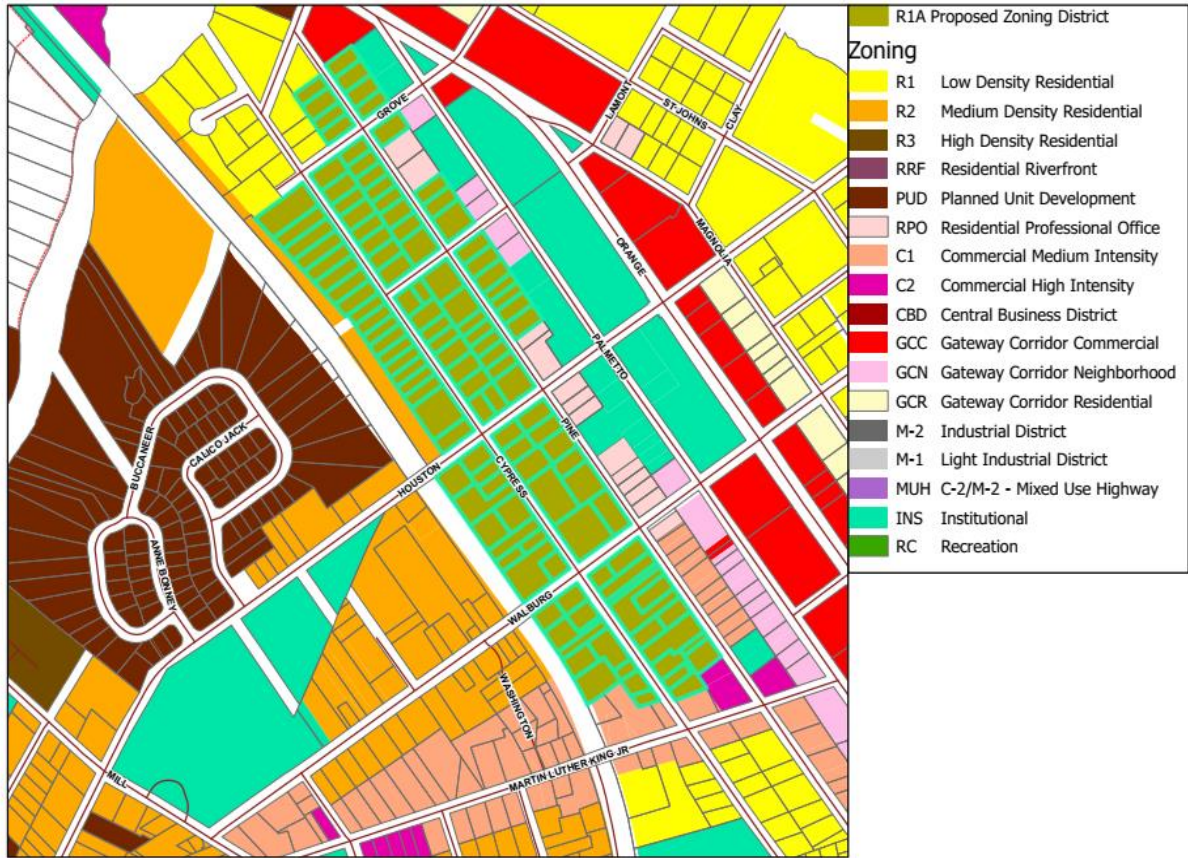
Table 3: Lot Area Requirements in Residential and Neighborhood Commercial Zoning Districts

	<u>R-1</u>	<u>R-1A</u>
<u>LOT AREA</u> (Minimum- 1,000's square feet):		
<u>Single-family dwelling unit, detached</u>	<u>7</u>	<u>5</u>
<u>Single-family dwelling unit, attached</u>		
<u>Multi-family dwelling unit</u>		
<u>Mobile Home Park / Subdivision</u>		
<u>Nonresidential uses</u>		

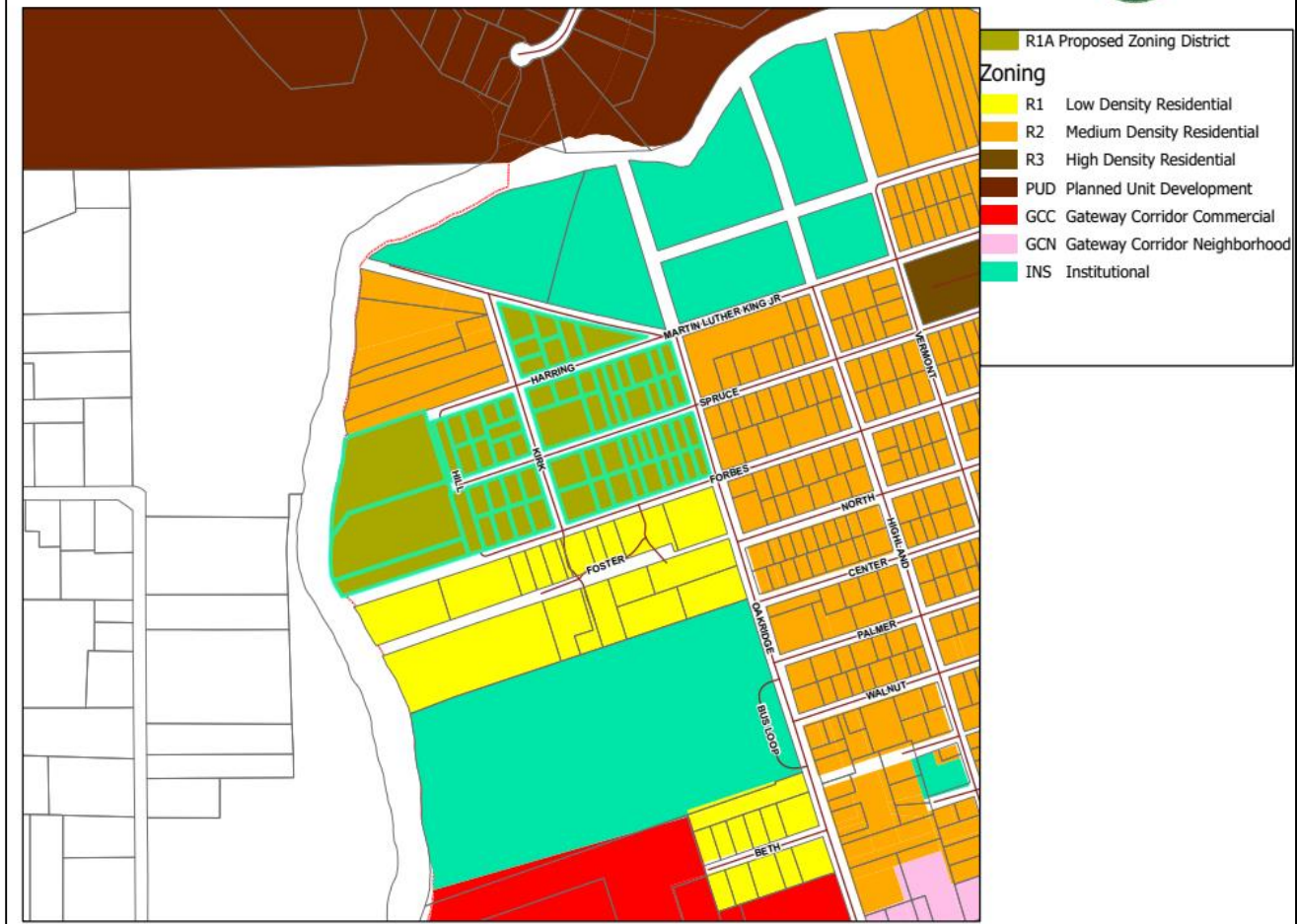




# Exhibit A Proposed Parcel Rezoning to R-1A



# Exhibit B Proposed Parcel Rezoning to R1A



Staff is recommending approval of recommending approval of Ordinance O-22-2022 administratively rezoning the selected parcels shown in Exhibit A, B and C to the newly designated zoning district of R-1A.

## FISCAL IMPACT

N/A

## RECOMMENDATION

**Motion** to recommend to City Council approval of Ordinance No. O-22-2022 to amend the Zoning of the property described therein from Residential Low Density Land Use, R-1 to Residential Low Density Land Use R-1A.